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**Oxleys Square, Mount  
Huddersfield, Yorkshire**

**Offers over £140,000**

This well presented, two bed roomed, stone built, end terraced house. The property is conveniently situated within a short distance of the M62 motorway network serving both Leeds and Manchester centres and may well prove suitable to the first time buyer looking to access nearby amenities, including Lindley Village with its various bars, restaurants and hospital. Briefly comprising entrance hall, lounge, kitchen with some integrated appliances, useful basement with keep cellar and, to the first floor, two bedrooms and a modern house bathroom. The property also enjoys a gas central heating system and is fully uPVC double glazed. Externally there is a small, pebbled area to the side and a tarmacked hardstanding, perhaps suitable for off-road parking.



**Floorplan**





## Details

### Entrance Hall

A uPVC double glazed door opens to the entrance hall where there is Amtico style flooring throughout along with ceiling light point and a radiator. A staircase rises to the first floor.

### Lounge

Set to the front of the property, this room has lots of natural light from the front elevation via a large uPVC double glazed window. There is a ceiling light point, various power points and a radiator.



### Kitchen

Running across the rear of the property, the kitchen has a range of modern, high gloss base cupboards, drawers, roll-edge worktops, tiled splash-backs and matching wall cupboards over. Integrated appliances include a split-level hob and oven with overlying extractor hood. There is an inset stainless steel sink unit with overlying mixer tap and plumbing for an automatic washing machine. Having inset downlights to ceiling, Amtico style flooring, a radiator and this room is home to the Vokera central heating boiler. Natural light comes from the rear elevation via a uPVC double glazed window.



### Basement

A staircase from the kitchen leads down to the basement where there is a useful keep cellar with ceiling light point, radiator and additional light from the front elevation via a uPVC double glazed window.

### First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has a ceiling light point and a radiator.



### Bedroom One

This double bedroom is set to the front of the property and has a uPVC double glazed window providing light from the front elevation along with ceiling light point, power points and a radiator.



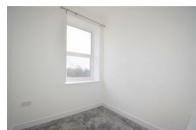
# Oxleys Square, Mount Huddersfield, Yorkshire



## Details

### Bedroom Two

This single bedroom would make an ideal work from home office and has a storage area over the bulkhead along with ceiling light point, power points and a radiator. A uPVC double glazed window provides light from the front elevation.



### House Bathroom

Having a modern white suite comprising a low flush WC, pedestal hand basin with chrome mixer tap over and a panelled bath with twin taps and overlying mains fed shower unit. The walls are part tiled with a contrasting tiled effect floor along with spotlights to ceiling, extractor fan and a wall mounted, chrome, ladder style heated towel rail. Natural light comes from the rear elevation via a uPVC double glazed window.



### External Details

To the side of the property there is a pebbled area and a tarmacked hardstanding, perhaps suitable for off-road parking.



### Disclaimer

Please note, there has been a tenant living in the property since these photographs were taken.

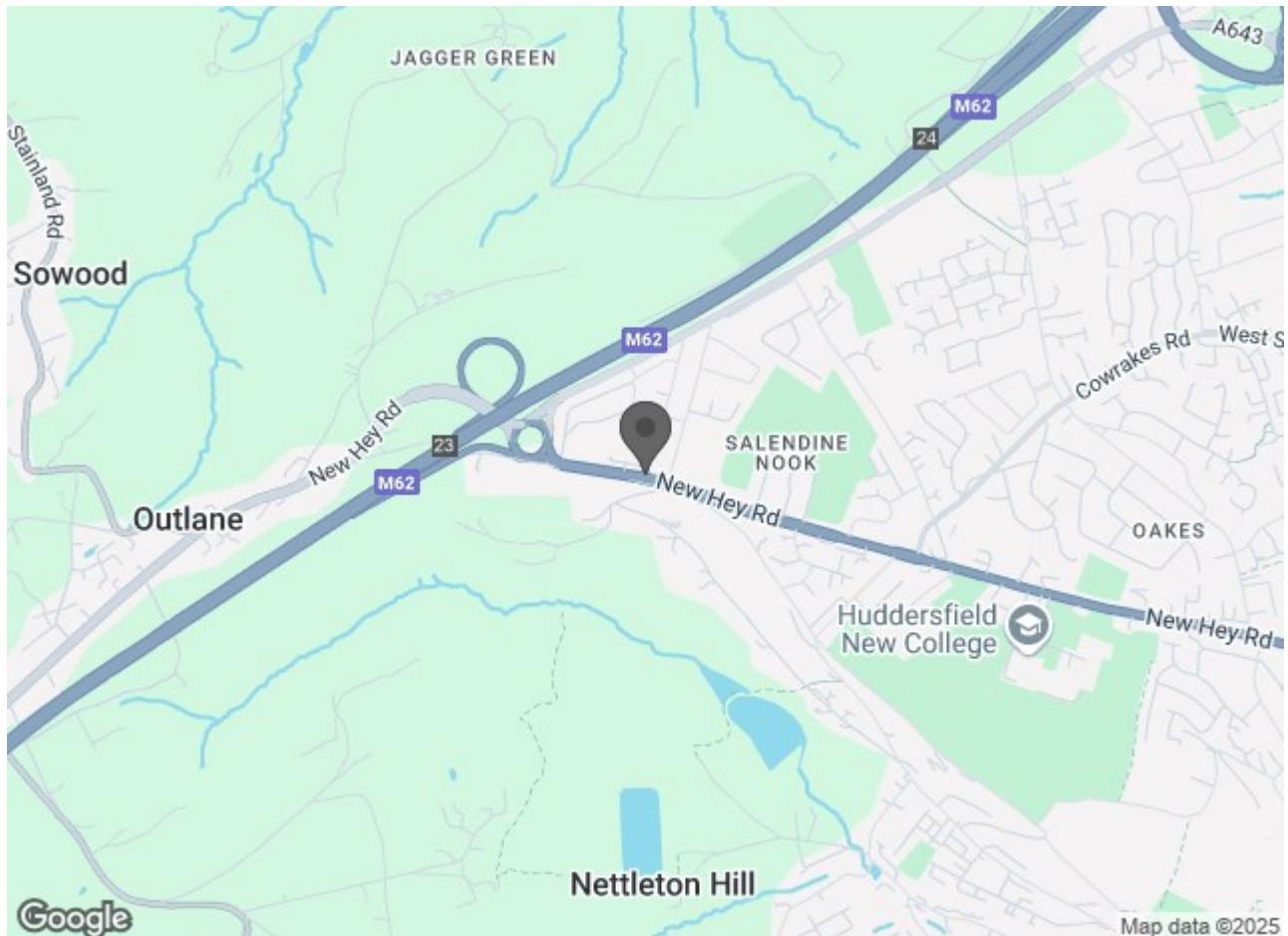
### Tenure

The vendor informs us the property is Freehold.

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## Directions



**Martin  
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ESTATE AGENTS

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